



60 Poole Road, Upton, Poole, Dorset, BH16 5JD

**Asking Price £249,900**

- Two Bedrooms
- Gas Central Heating
- Close to Upton Country Park
- Modern Open Plan
- Ideal First Time Buy
- Mews Style House
- Double Glazing
- Off Road Parking
- Beautifully Presented
- No Forward Chain!

# 60 Poole Road, Poole BH16 5JD

We are delighted to offer for sale this stunning mews style house situated in Upton, within walking distance of Upton Country Park, bus routes and local amenities.



Council Tax Band: B



### Poole Road

The modern and thoroughly well presented accommodation briefly comprises two bedrooms (one double, one single), beautiful open plan living room/kitchen and fantastic bathroom.

Further benefits include gas central heating, underfloor heating (ground floor), UPVC double glazed windows and doors, off road parking and much more.

The property is situated on the outskirts of Upton just a short walk to Upton Country Park and other local amenities making this is an ideal first time buy or investment purchase. Offered for sale with no forward chain, internal viewings come highly recommended so to arrange, or for further information, please contact us at your earliest convenience.

### Living Area

16'2" x 10' (4.93m x 3.05m)

### Kitchen Area

11'10" x 5'7" (3.61m x 1.70m)

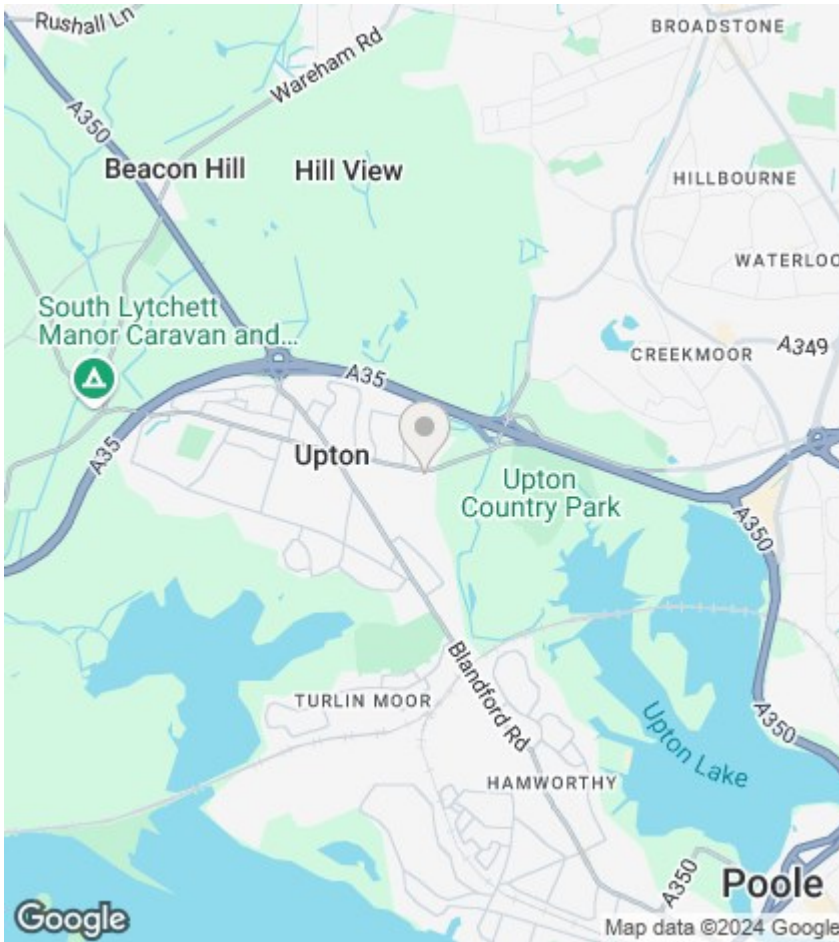
### Bedroom One

10' x 9'1" (3.05m x 2.77m)

### Bedroom Two

6'11" x 6'9" (2.11m x 2.06m)

### Bathroom



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

